

Category: Single Family**LUA07-121 / JERICO PLAT LOT 21 FENCE****Status: PENDING****Submittal Date:** 10/04/2007**Acceptance Date:** 10/15/2007**Associated Land Use Actions** Special Fence Permit**Address:**

355 JERICO AVE NE

Description: Application for a Special Fence Permit on a single family lot in the R-8 zone. Applicant requests permission for a six foot fence for a side yard along two streets, Jericho Avenue NE and NE 4th Street. Renton Municipal Code allows fences to be 4 feet in height for side yards along a street. Fences are further restricted to 3.5 feet in the clear vision area, or corner, of a lot.

Contact:

JAMES KERBY
NORRIS HOMES, INC.
2053 FABEN DRIVE
MERCER ISLAND, WA
206-275-1903

Tax ID

1523059033

Owner:

NORRIS HOMES INC
2053 FABEN DRIVE
MERCER ISLAND, WA
KC Assessor Account NOT FOUND
206-275-1901

Planner:

Petzel Andrea

LUA07-120 / KBS/TAYLOR LLA**Status: PENDING****Submittal Date:** 10/04/2007**Acceptance Date:** 10/15/2007**Associated Land Use Actions** Lot Line Adjustment**Address:**

5315 NE 17TH PL
5300 NE 16TH ST

Description: The applicant has requested an adjustment of existing lot lines to enlarge the rear yard of an existing lot.

[LOT LINE ADJUSTMENT IN R-8 ZONE TO ADJUST BACKYARD AREAS.]

Category: Single Family**LUA07-120 / KBS/TAYLOR LLA****Status: PENDING**

Applicant: TAYLOR ROBERT & JULIE
5315 NE 17TH PLACE
RENTON, WA
206-251-1231

Contact: JULIE TAYLOR
5315 NE 17TH PLACE
RENTON, WA
206-251-1231
JUL.TAYLOR@YAHOO.COM

Owner: KBS DEVELOPMENT CORPORATION
12320 NE 8TH ST #100
BELLEVUE WA
206-261-2112

Owner: TAYLOR ROBERT G+JULIE ANN
5315 NE 17TH PL
RENTON WA

Planner: Elizabeth Higgins

Reviewer: Kayren Kittrick

Tax ID

8029770490

0323059270

LUA07-119 / DALPAY PLAT PHASE 3**Status: PENDING****Submittal Date:** 10/03/2007**Acceptance Date:** 10/15/2007**Associated Land Use Actions** Environmental (SEPA) Review, Preliminary Plat

Address: 1801 Redmond Place NE
1801 REDMOND PL NE

Description: Four lot preliminary plat with environmental review. Steep slopes are present. Replatted within 5 years.

The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 72,332 square foot lot zoned Residential - 8 dwelling units per acre (R-8) into 4 lots. The project site was previously part of the Dalpay Estates Div II short plat (LUA03-125), which was recorded in September of 2005 (recording # 20050927900007). As the site was previously part of a subdivision that was recorded less than 5 years ago, the current subdivision is required to reviewed as a preliminary plat. The proposed lot sizes are as follows: Lot 1 is 8,140 square feet, Lot 2 is 12,985 square feet, Lot 3 is 12,879 square feet, and Lot 4 is 7,462 square feet. Access to Lot 1 would be provided via an existing 20-foot wide private access easement off of NE 19th Street and access to lots 2-4 would be provided via a private street off of Redmond Court NE. Steep slopes are located on the project site and would be protected in a sensitive area tract.

Category: Single Family**LUA07-119 / DALPAY PLAT PHASE 3****Status: PENDING**

Applicant: DALPAY AND ASSOCIATED
PO BOX 2436
RENTON

Tax ID

0423059032

Owner: DALPAY PROPERTIES LLC
PO BOX 2436
RENTON WA

Planner: Jill Ding

Reviewer: Jan Illian

LUA07-114 / JOHNSON/J&M LAND DEVELOPMENT**Status: PENDING**

Submittal Date: 10/01/2007

Acceptance Date: 10/10/2007

Associated Land Use Actions Lot Line Adjustment

Address: 49xx NE 6th St & 4915 NE 7th St
4915 NE 7TH ST

Description: LLA ON 6.34 ACRES PRIOR TO PLATS HONEYBROOK CIRCLE AND HONEYBROOK CIRCLE DIVISION II.

The applicant is proposing to adjust the lot lines between two lots in the R-8 zone. The applicant proposes to reconfigure the lots so that internal roads for the pending plats are more efficiently designed. A total of 10,615 sq ft located in two rectangular sections will be assigned from Lot B to Lot A. The lot sizes would be: Lot A 179,750 sq ft and Lot B 98,322 sq ft.

Applicant: JAYMARC HOLDINGS, LLC
PO BOX 2566
RENTON, WA
425-226-9100

Tax ID

1023059208

1023059394

Contact: ESM CONSULTING ENGINEERS
33915 1ST WAY S. STE#200
FEDERAL WAY, WA
206-838-6113

Owner: J&M LAND DEVELOPMENT, INC
PO BOX 2566
RENTON, WA
425-226-9100

Owner: JOHNSON KENNETH E
14035 SE 122ND ST
RENTON WA

Owner: KENNETH JOHNSON
4915 NE 7TH ST
RENTON, WA

Planner: Rocale Timmons

Category: Single Family**LUA07-114 / JOHNSON/J&M LAND DEVELOPMENT****Status: PENDING****Reviewer:** Kayren Kittrick**LUA07-113 / BRETZKE FOUR LOT SHORT PLAT****Status: PENDING****Submittal Date:** 09/27/2007**Acceptance Date:** 10/16/2007**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Short Plat**Address:**

5521 NE 10TH ST

Description: Application for administrative short plat approval and environmental review for a four lot subdivision in the R-4 zone. The existing house will remain. Density would be 3.5 du/acre. The current parcel size is 81,130 square feet and contains 31,121 square feet of Category 2 wetlands. Three significant trees will be removed. Proposed lot sizes range from 9,531 to 52,711 square feet. Two lots will directly access NE 10th Street and two lots will be accessed via a joint private use road with the neighboring Rogers Short Plat. Street improvements along NE 10th will be required.

Applicant: DANIEL BRETZKE
1313 33RD AVE S
SEATTLE, WA
2063102190

Tax ID

1023059358

Contact: DANIEL BRETZKE
206-310-2190

Owner: BRETZKE DANIEL P+FUMIKO K
1313 33RD AVE S
SEATTLE WA
206-310-2190

Planner: Andrea Petzel**Reviewer:** Arneta Henninger**LUA07-112 / ROGERS THREE LOT SHORT PLAT****Status: PENDING****Submittal Date:** 09/27/2007**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Short Plat, Administrative Variance**Address:**

5603 NE 10TH ST

Description: Application for administrative short plat, environmental review and three administrative variances for a three-lot subdivision in the R-4 zone. The underlying parcel is 36,901 square feet and proposed density would be 3.94 du/ac. Access to the three lots would be from a shared private access easement with the abutting Bretzke Short Plat. The requested

Category: Single Family**LUA07-112 / ROGERS THREE LOT SHORT PLAT****Status: PENDING**

variances are for a reduced side yard setback along a street for the existing house; a reduced side yard setback along a street for the garage; and a variance to allow a garage in the front yard setback area. The site contains steep/protected slopes, and is in an erosion hazard area. There is a large Category 2 wetland adjacent to the site, and the subdivision is in the vicinity of Honey Creek.

Applicant: DANIEL BRETZKE
1313 33RD AVE S
SEATTLE, WA
2063102190

Tax ID

1023059357

Owner: LARRY ROGERS
5603 NE 10TH ST
RENTON, WA
2062712169

Planner: Andrea Petzel

Reviewer: Arneta Henninger

LUA07-111 / HUNTER SHORT PLAT**Status: PENDING**

Submittal Date: 09/27/2007

Acceptance Date: 10/08/2007

Associated Land Use Actions Administrative Short Plat, Administrative Variance

Address:

1425 N 36TH ST

Description: Subdivision of an existing 24,224 square foot lot zoned Residential - 8 dwelling units per acre (R-8) into three lots. An existing single family residence is proposed to remain on Lot 2 and two existing garage structures are proposed to be removed. Proposed Lot 1 would be 5,100 square feet, Lot 2 would be 7,619 square feet, and Lot 3 would be 7,264 square feet. Access would be provided via a 20-foot wide joint access easement off of N 36th Street. An administrative variance is requested in order to allow the existing residence to remain 0.2 feet from the proposed access easement, a 14.8-foot protrusion into the required 15-foot side yard along a street setback.

Applicant: DAVID + KATHLEEN HUNTER
1425 NE 36TH ST
RENTON, WA
425-255-6756

Tax ID

3342103143

Owner: DAVID + KATHLEEN HUNTER
1425 NE 36TH ST
RENTON, WA
425-255-6756

Planner: Jill Ding

Reviewer: Jan Illian

Category: Single Family**LUA07-110 / RVT SHORT PLAT****Status: PENDING****Submittal Date:** 09/26/2007**Associated Land Use Actions** Administrative Short Plat**Address:**

1803 DUVALL AVE NE

Description: The applicant has requested subdivision of one parcel of land into 3 lots that would be suitable for single-family residential development. The property has a Residential Single-family Comprehensive Land Use designation and is located in the Residential 8 Zone. A modification from street standards has been approved that would allow sidewalk improvements within the current right-of-way, without further street dedication. The subdivision process is administrative and the project is exempt from environmental review.

[3 LOT SHORT PLAT WITH NO CRITICAL AREAS]

Applicant:

JOHN THARP
232 WELLS AVE N
RENTON, WA
206-601-6921

Tax ID

5169700140

Owner:

JULIET THARP / JOHN RANKIN
359 THOMAS AVE SW
RENTON, WA
425-255-1903

Planner:

Elizabeth Higgins

Reviewer:

Mike Dotson

LUA07-108 / REED SHORT PLAT**Status: PENDING****Submittal Date:** 09/25/2007**Acceptance Date:** 10/08/2007**Associated Land Use Actions** Administrative Short Plat**Address:**

5604 NE 10TH ST

Description: Application for administrative short plat approval of a two lot subdivision in the R-4 zone. The existing house will remain. Proposed lot sizes are 9,075 and 12,997. Residential density would be 3.92 du/acre. Both houses would access directly to NE 10th Street. There are no critical areas onsite, and no trees are proposed for removal.

Category: Single Family**LUA07-108 / REED SHORT PLAT****Status: PENDING**

Applicant: DAVID + BARBARA REED
174 NILE PLACE NE
RENTON WA
425-204-0782

Tax ID

1023059188

Contact: REED DAVE
174 NILE PLACE NE
RENTON WA 98059
206-355-2743

Owner: DAVID + BARBARA REED
174 NILE PLACE NE
RENTON WA
425-204-0782

Planner: Andrea Petzel

Reviewer: Arneta Henninger

LUA07-107 / TALL FIRS LOT 11 VARIANCES**Status: ON HOLD**

Submittal Date: 09/21/2007

Acceptance Date: 10/04/2007

Associated Land Use Actions Environmental (SEPA) Review, Administrative Variance, ,

Address: 3400 block on NE 17th Place

Description: Application for Environmental Review and three administrative variances for development of a single-family home on Lot 11 of Tall Firs at Honey Creek. The project site is located in the R-8 Zone. The site has critical slopes and abuts Honey Creek, a Class 2 stream. TIn order to build the single-family home, three adminstrative variances are requested; a reduced front yard setback, building on a critical slope, and a reduction in the stream buffer. There are no wetlands onsite.

Applicant: CAMERON SCOTT
BENT NOSE, LLC
4 102ND AVE NE #201
BELLEVUE, WA
(425) 445-0887

Tax ID

3449500055

Owner: BENT NOSE LLC
4 102ND AVE NE #201
BELLEVUE WA

Planner: Andrea Petzel

Reviewer: Mike Dotson

Category: Single Family**LUA07-105 / JONES LOT LINE ADJUSTMENT****Status: PENDING****Submittal Date:** 09/20/2007**Acceptance Date:** 09/28/2007**Associated Land Use Actions** Lot Line Adjustment**Address:**2315 NE 27TH ST
2311 NE 27TH ST**Description:** The applicant has requested approval of a Lot Line Adjustment that would change the size and configuration of lots, but would not create new lots. No construction or other development is proposed at the present time.

[ADJUST LOT LINES BETWEEN 3 PARCELS]

Owner: JONES BILLY G+MARIJANE
2315 NE 27TH ST
RENTON WA**Owner:** JONES BILLY G
2311 27TH ST NE
RENTON WA**Planner:** Elizabeth Higgins**Reviewer:** Arnetta Henninger**Tax ID**

3343900704

3343900700

3343900701

LUA07-102 / LEO SHORTPLAT**Status: PENDING****Submittal Date:** 09/13/2007**Acceptance Date:** 10/09/2007**Associated Land Use Actions** Administrative Short Plat**Address:**

2209 EDMONDS AVE NE

Description: Application for a three-lot administrative short plat in the R-8 zone. Project site is 0.49 acres with a proposed density of 7.1 du/acre. The site is currently vacant. Access for two lots will be from Edmonds Avenue NE; access to the third lot will be from NE 22nd Street. There are no significant trees or critical areas onsite.**Applicant:** JIM JACQUES CONSTRUCTION
6833 RIPLY LANE N
RENTON, WA
425-941-6869**Tax ID**

3343900125

Category: Single Family**LUA07-102 / LEO SHORTPLAT****Status: PENDING**

Contact: JIM HANSON
17446 MALLARD COVE LANE
MT. VERNON, WA
360-422-5056

Owner: JIM JACQUES CONSTRUCTION LLC
6833 RIPLEY LANE N
RENTON, WA
425-941-6869

Planner: Andrea Petzel

Reviewer: Mike Dotson

LUA07-101 / TEETS SHORT PLAT**Status: APPROVED****Submittal Date:** 09/06/2007**Acceptance Date:** 09/21/2007**Decision Date:** 10/17/2007**Associated Land Use Actions** Administrative Short Plat**Address:**

3612 MEADOW AVE N

Description: Application for administrative short plat approval for a 2-lot subdivision in the R-8 zone. Density would be 7.5 dwelling units/acre. The existing home would be demolished. Proposed lot sizes would be 5,880 sq. ft. and 5,733 sq. ft. Both new lots would have direct access to Meadow Ave. N via private driveways. There are two significant trees onsite, and no critical areas are present.

Applicant: DARCEY TEETS
2838 109TH AVE SE
BELLEVUE, WA
206-391-1500

Tax ID

3342700617

Contact: PACIFIC ENGINEERING DESIGN
15445 53RD AVE S #100
SEATTLE, WA 98188
206-431-7970

Owner: DENNEY + ROBIN TEETS
3 SOUTH HOLLOW RD
DIX HILLS, NY
631-667-9276

Owner: DORIS J. PEASE
16205 SE 9TH
BELLEVUE, WA
425-503-7444

Planner: Andrea Petzel**Reviewer:** Jan Illian

Category: Single Family**LUA07-097 / CONNER HELIPORT****Status: ISSUED****Submittal Date:** 08/30/2007**Acceptance Date:** 09/06/2007**Decision Date:** 10/01/2007**Associated Land Use Actions** Temporary Use Permit**Address:**

3001 MOUNTAIN VIEW AVE N

Description: The applicant has requested a Temporary Permit to allow use of an existing site, located at 3001 Mountain View Drive, as a private helicopter landing and takeoff area ("Heliport"). The site is on private property within the Residential 8 zone and has a Residential Single-family Comprehensive Plan land use designation.

[TEMPORARY USE PERMIT TO LOCATE A HELIPORT ON THE WESTERN EDGE OF A RESIDENTIAL LOT.]

Applicant:

CONNER CHARLES F
846 108TH AVE NE
BELLEVUE WA
C/O CONNER HOMES COMPANY
cfc@connerhomes.com

Tax ID

3342103940

Owner:

CONNER CHARLES F
846 108TH AVE NE
BELLEVUE WA
C/O CONNER HOMES COMPANY

Planner:

Elizabeth Higgins

Reviewer:

Kayren Kittrick

LUA07-096 / Cruz Hobby Kennel License**Status: DENIED****Submittal Date:** 08/29/2007**Decision Date:** 09/27/2007**Associated Land Use Actions****Address:**

257 THOMAS AVE SW

Description: PROPOSAL TO KEEP 6 AMERICAN BULLIES WHEN CODE ALLOWS A MAXIMUM OF 3 PETS. SEVEN 5' x 10' STEEL KENNELS. TWO 6' BY 12' KENNELS. ALL KENNELS WILL BE COVERED WITH TARPS.

Category: Single Family**LUA07-096 / Cruz Hobby Kennel License****Status: DENIED**

Applicant: CRUZ JON
257 THOMAS AVE SW
RENTON WA
425-572-5629

Tax ID

2143700710

Owner: CRUZ CORAZON C+HARRY P
257 THOMAS AVE SW
RENTON WA

LUA07-094 / DYE PARKING PAD**Status: PENDING****Submittal Date:** 08/22/2007**Acceptance Date:** 09/05/2007**Associated Land Use Actions** Environmental (SEPA) Review, Shoreline Exemption, Administrative Variance**Address:**

7029 RIPLEY LN SE

Description: The applicant has requested an environmental determination, variance from development standards, and shoreline exemption certificate for approval of construction of a parking pad. The site is located in both King County and City of Renton. The area of the proposed work is within the City of Renton. Critical areas in the form of steep slopes are on the site.

Applicant: PATRICK DYE
7029 RIPLEY LN N
RENTON, WA
425-227-4747

Tax ID

3343302780

Contact: DYE BOB
7029 RIPLEY LN N
RENTON, WA 98056
425-227-4747

Owner: PATRICK DYE
7029 RIPLEY LN N
RENTON, WA
425-227-4747

Planner: Elizabeth Higgins**Reviewer:** Kayren Kittrick**LUA07-093 / THANEDAR SHORT PLAT****Status: PENDING****Submittal Date:** 08/21/2007**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Short Plat, Administrative Variance**Address:**

Category: Single Family**LUA07-093 / THANEDAR SHORT PLAT****Status: PENDING**

1707 NE 14TH ST

Description:

Applicant: THANEDAR, BALAKRISHNA & SANJIVANI
 1707 NE 14TH ST
 RENTON, WA
 425-255-7476

Tax ID

3343903401

Owner: THANEDAR, BALAKRISHNA & SANJIVANI
 1707 NE 14TH ST
 RENTON, WA
 425-255-7476

Planner: Jill Ding

Reviewer: Jan Illian

LUA07-090 / GORDLEY / DENZLER LLA**Status: PENDING****Submittal Date:** 08/15/2007**Acceptance Date:** 08/20/2007**Associated Land Use Actions** Lot Line Adjustment**Address:**

2010 JONES AVE NE

Description: The applicants are requesting a lot line adjustment that would result in changes to two existing lot lines. One would allow the applicant to sell the east portion of their property to their neighbors to the east and south of them and the other would result in the creation of two rectangularly shaped lot and allow for the sale of one lot for the construction of a new single family residence. A category 3 wetland and a class 4 stream have been identified on the subject property.

Applicant: RICHARD& KLAURELEE GORDLEY
 2010 JONES AVE NE
 RENTON, W A
 425-228-9937

Tax ID

3343903563

Owner: RICHARD& KLAURELEE GORDLEY
 2010 JONES AVE NE
 RENTON, W A
 425-228-9937

Planner: Jill Ding

Reviewer: Kayren Kittrick

LUA07-088 / RTC SHORT PLAT**Status: PENDING**

Category: Single Family**LUA07-088 / RTC SHORT PLAT****Status: PENDING****Submittal Date:** 08/13/2007**Acceptance Date:** 09/19/2007**Associated Land Use Actions** Administrative Short Plat**Address:**

650 MONROE AVE NE

Description: Application for administrative short plat approval for a three-lot subdivision in the R-8 zone. Residential density would be 7.92 dwelling units per net acre. Proposed lots 1 and 2 would be 6,769 sq. ft. (gross) and Lot 3 would be 6,348 sq. ft. (gross). Access to all three lots would be via a 26-foot wide private access easement. There are 10 significant trees onsite and no critical areas. The existing home will be removed.

Applicant: A & D QUALITY CONSTRUCTION
202 SW SUNSET BLVD #E202
RENTON, WA
425-271-7751

Tax ID

8011100085

Contact: TOUMA DAN
TOUMA ENGINEERS
6632 S 191ST PL #E102
KENT, WA 98032
425-251-0665

Owner: A & D QUALITY CONSTRUCTION
202 SW SUNSET BLVD #E202
RENTON, WA
425-271-7751

Planner: Andrea Petzel

Reviewer: Arneta Henninger

LUA07-087 / JASON PLACE SHORT PLAT**Status: PENDING****Submittal Date:** 08/13/2007**Acceptance Date:** 08/23/2007**Associated Land Use Actions** Administrative Short Plat**Address:**

2913 NE 8TH ST

Description: The applicant has requested review and approval of subdivision of one 13,360 sf lot into 3 lots suitable for single-family residential houses. The lots would be 4,437, 4,527, and 4,666 sf each. The property is located in the Residential 10 Zone, which allows residential use at a density up to 10 dwelling units per net acre (du/a). The proposed development would have a density of 9.78 du/a.

Category: Single Family**LUA07-087 / JASON PLACE SHORT PLAT****Status: PENDING**

Applicant: A & D QUALITY CONSTRUCTION
202 SW SUNSET BLVD #E202
RENTON, WA
425-271-7751

Tax ID

7227800825

Contact: TOUMA DAN
TOUMA ENGINEERS
6632 S 191ST PL #E102
KENT WA 98032
425-251-0665

Owner: A & D QUALITY CONSTRUCTION
202 SW SUNSET BLVD #E202
RENTON, WA
425-271-7751

Planner: Elizabeth Higgins

Reviewer: Mike Dotson

LUA07-085 / HONEYBROOK CIRCLE, DIVISION II**Status: PENDING**

Submittal Date: 08/07/2007

Acceptance Date: 08/20/2007

Associated Land Use Actions Environmental (SEPA) Review, Preliminary Plat

Address:

4915 NE 7TH ST

Description: Application for Environmental Review and Preliminary Plat approval for a 26-lot plat in the R-zone. Subject site is 4.12 acres on the south side of NE 8th Street between Field Place NE and Hoquaim Avenue NE. The existing home will be removed. Proposed lots will range from 4,500sf to 9,368 sf, with a density of 8.00 dwelling units/acre. Access to the new lots will be from new internal public streets that will connect with the adjacent Honeybrook Circle Plat. A half street, NE 8th Street, will be constructed on the north property line. Field Avenue and Graham Avenue will be constructed on the south side of the plat. Drainage facilities for this plat will be combined with the drainage vault in the adjacent Honeybrook Circle plat. There are 300 significant trees onsite, and no reported critical areas.

Applicant: JAYMARC HOLDINGS, LLC
PO BOX 2566
RENTON, WA
425-226-9100

Tax ID

1023059394

Contact: CYR MATT
ESM CONSULTING ENGINEERS
33915 1ST WAY S. STE#200
FEDERAL WAY WA 98003
253-838-6113
matt.cyr@esmcivil.com

Category: Single Family**LUA07-085 / HONEYBROOK CIRCLE, DIVISION II****Status: PENDING**

Owner: JOHNSON KENNETH E
14035 SE 122ND ST
RENTON WA

Planner: Andrea Petzel

Reviewer: Arneta Henninger

LUA07-079 / FROTON BOWERS SHORT PLAT**Status: APPROVED**

Submittal Date: 07/26/2007

Acceptance Date: 08/06/2007

Decision Date: 09/07/2007

Associated Land Use Actions Administrative Short Plat

Address:

1908 NE 16TH ST

Description: Application for administrative Short Plat Approval for a 2-lot subdivision in the R-8 zone. There is an existing house on the 0.40 acre lot, which would remain. Both lots would access NE 16th Street from a private access easement on the west side of the parcel. The proposed lot sizes would be 8,295 and 5,911 square feet. Net density for the project would be 6.06 dwelling units/acre. There are no critical areas onsite.

Applicant: FROTON RON
PINNACLE LAND & HOME
PO BOX 3411
BELLEVUE, WA
206-459-9547

Tax ID

3343902651

Owner: TRUJILLO DANIEL & MARIA
1833 CAMAS AVE. NE
RENTON WA
623-399-0425

Planner: Andrea Petzel

Reviewer: Rick Moreno

LUA07-071 / MARTIN GARAGE SETBACK VARIANCE**Status: APPROVED**

Submittal Date: 07/13/2007

Acceptance Date: 07/20/2007

Decision Date: 09/17/2007

Associated Land Use Actions Administrative Variance,

Address:

661 TAYLOR AVE NW

Description: The applicant is requesting a front and rear yard setback variance for the construction of a 2-story, 900 square foot addition to an existing single-family residence. The addition would include a single-car garage on the lower level and a second-story storage/work/hobby room.

Category: Single Family**LUA07-071 / MARTIN GARAGE SETBACK VARIANCE Status: APPROVED**

The proposed addition would be setback approximately 7 feet from the front property line (a 13-foot protrusion into the required 20-foot setback) and 14 feet from the rear property line (a 6-foot protrusion into the required 20-foot setback).

9/6/07 - Reconsideration received from applicant

9/17/07 - Development Services Director clarified Conditions 1 & 3 with removal of Condition 3 from original decision.

Applicant: MARTIN ROWLAND & SALLY
661 TAYLOR AVE NW
RENTON, WA
206-772-6290

Tax ID

9564800020

Owner: MARTIN ROWLAND & SALLY
661 TAYLOR AVE NW
RENTON, WA
206-772-6290

Planner: Andrea Petzel

LUA07-070 / GIRI SHORT PLAT Status: APPROVED

Submittal Date: 07/12/2007

Acceptance Date: 07/24/2007

Decision Date: 08/27/2007

Associated Land Use Actions Environmental (SEPA) Review, Administrative Short Plat

Address:

98 HARDIE AVE SW

Description: Application for Administrative Approval and Environmental Review of a two-lot short plat of a .24 acre parcel in the R-10 zone. The existing home would remain and the new lot would allow for the construction of one new single family residence. Density would be 8.6 dwelling units per acre. The parcel is adjacent to and contains protected slopes in a geologic hazard area. The applicant is requesting a steep slope modification to allow utilities to cross the regulated slope area in order to connect with facilities in Hayes Place SW.

**8/9/2007 - N. Watts granted steep slope modification.

Applicant: GIRI JAMES
27725 145TH PL SE
KENT, WA 98042
253-639-8691

Tax ID

1823059101

Contact: GIRI JAMES
253-639-8691

Owner: GIRI JAMES
27725 145TH PL SE
KENT, WA
253-639-8691

Category: Single Family**LUA07-070 / GIRI SHORT PLAT****Status: APPROVED****Planner:** Andrea Petzel**Reviewer:** Rick Moreno**LUA07-069 / BRENNAN RESIDENCE VARIANCE****Status: ISSUED****Submittal Date:** 07/11/2007**Acceptance Date:** 07/24/2007**Decision Date:** 09/06/2007**Associated Land Use Actions** Shoreline Exemption, Hearing Examiner Variance,**Address:**

3411 LAKE WASHINGTON BLVD N

Description: The applicant is requesting a Shoreline Variance, Setback Variance, and Shoreline Exemption for the construction of a 2,125 square foot single family residence with a 1,075 square foot building footprint. The project site totals 8,517 square feet and is located along the shoreline of Lake Washington. The proposal would result in a reduction of the 25-foot required Shoreline setback down to a minimum of 19 feet and a reduction of the 5-foot side yard setback down to a minimum of 2 feet.

Applicant: JERRY BRENNAN
3405 LAKE WASHINGTON BLVD N
RENTON WA 98056
425-271-2736

Tax ID

3124059074

Owner: JERRY BRENNAN
3405 LAKE WASHINGTON BLVD N
RENTON, WA
425-271-2736

Planner: Jill Ding**Reviewer:** Jan Illian**LUA07-067 / HONEY BROOKE WEST FINAL PLAT****Status: PENDING****Submittal Date:** 07/09/2007**Acceptance Date:** 07/17/2007**Associated Land Use Actions** Final Plat**Address:**

4912 NE 5TH ST
519 HOQUIAM AVE NE
4930 NE 5TH ST
5004 NE 5TH ST
4925 NE 6TH ST
525 HOQUIAM AVE NE
569 HOQUIAM AVE NE

Description: A plat for 51 single-family residential lots installing storm, street improvements, street lights,

Category: Single Family**LUA07-067 / HONEY BROOKE WEST FINAL PLAT Status: PENDING**

sanitary sewer and water mains. Site is located on the north side of NE 6th Street, adjacent to and west of Hoquiam Avenue NE.

Applicant: FOSTER THOMAS C.
 LANGLEY DEVELOPMENT GROUP, INC.
 6450 SOUTHCENTER BLVD.SUITE #106
 SEATTLE, WA
 (206) 244-0122 ex 120

Contact: THOMAS C FOSTER
 LANGLEY DEVELOPMENT GROUP, INC
 206-244-0122 x120

Owner: LANGELY DEVELOPMENT GROUP I
 6450 SOUTHCENTER BLVD STE #106
 SEATTLE WA
 206-499-8491

Planner: Arneta Henninger

Reviewer: Elizabeth Higgins

Tax ID

1023059036
 1023059015
 1023059070
 1023059098
 1023059123
 1023059125
 1023059176
 1023059177
 1023059291
 1023059385

LUA07-063 / MEADE SPECIAL FENCE PERMIT Status: DENIED

Submittal Date: 06/21/2007

Acceptance Date: 06/28/2007

Decision Date: 07/24/2007

Associated Land Use Actions Special Fence Permit

Address:

2407 OLYMPIA AVE NE

Description: Application for a Special Fence Permit to construct a 6-foot fence on a side yard along a street (NE 25th Street). Subject lot is located in the R-8 zone and is 6,955 square feet. Distance from the property line to the proposed fence location is approximately 1-2 feet to allow for landscaping.

Applicant: THOMAS + TATIANA MEADE
 2407 OLYMPIA AVE NE
 RENTON, WA
 206-423-7734

Tax ID

3449810010

Owner: WATSON MELODI
 2407 OLYMPIA AV NE
 RENTON WA

Planner: Andrea Petzel

Reviewer: Kayren Kittrick

LUA07-059 / LANGLEY RIDGE AT MAY CR FINAL Status: PENDING

Category: Single Family**LUA07-059 / LANGLEY RIDGE AT MAY CR FINAL****Status: PENDING****Submittal Date:** 06/06/2007**Acceptance Date:** 06/15/2007**Associated Land Use Actions** Final Plat**Address:**

2533 ILWACO AVE NE
 2906 ILWACO AVE NE
 5302 NE 26TH ST
 3018 ILWACO AVE NE

Description: 34-LOT FINAL PLAT WITH WETLANDS, STREAM, STEEP SLOPE**Applicant:** LANGLEY DEVELOPMENT

Contact: FOSTER C THOMAS
 LANGLEY DEVELOPMENT GROUP
 6450 SOUTHCENTER BLVD #106
 SEATTLE, WA
 206-244-0122

Owner: FOSTER C THOMAS+MARYL C
 6450 SOUTHCENTER BL STE 106
 SEATTLE WA

Owner: HANDELAND EINER I+MARILYN J
 9530 143RD AV SE
 RENTON WA

Owner: HOLMES ROBERT
 14610 SE 99TH CT
 RENTON WA

Owner: BLAYDEN ROBERT E & SHIRLEY
 PO BOX 3029
 RENTON WA

Planner: Mike Dotson**Reviewer:** Andrea Petzel**Tax ID**

3424059077
 0323059002
 0323059071
 0323059073
 0323059111
 0323059247
 3424059063
 3424059076

LUA07-058 / ZETTERBERG FINAL PLAT**Status: PENDING****Submittal Date:** 06/04/2007**Acceptance Date:** 06/08/2007**Associated Land Use Actions** Final Plat**Address:**

755 S 21ST ST

Description: Subdivision of 1.39 acres for a new single family residential lots with one storm drainage tract. Includes installation of water, sewer, storm, roadway, sidewalk, paving and lighting.

Category: Single Family**LUA07-058 / ZETTERBERG FINAL PLAT****Status: PENDING**

Applicant: FEUERBORN MICHAEL
DREAMCRAFT HOMES
215 EAST MEAKER
KENT, WA
(253) 859-9697

Contact: ROMANO MICHAEL
CENTURIAN DEV SERVICES
22617 8TH DR SE
BOTHELL, WA 98021
425-486-2563

Owner: FEUERBORN MICHAEL
MJF HOLDINGS INC.
C/O CENTURIAN DEV SERVICES
2216 8TH DR SE
BOTHELL, WA
425-486-2563

Planner: Jan Illian

Reviewer: Jan Illian

Tax ID

7222000075

LUA07-057 / TROMBLEY HOBBY KENNEL**Status: PENDING****Submittal Date:** 06/01/2007**Acceptance Date:** 06/22/2007**Associated Land Use Actions****Address:**

2616 NE 6TH PL

Description: HOBBY KENNEL LICENSE FOR 4 PETS

Applicant has (3) existing pets. One 28-pound mixed-breed dog possibly lab-sheltie mix. Two orange cats - one 8 1/2 pound and one 12 1/2 pound. Applicant wishes to add one 5 to 10 pound chihuahua dog as an additional pet that requires a Hobby Kennel License.

Applicant: LISETTE M TROMBLEY
2616 NE 6THPL
RENTON, WA
425-687-1565

Tax ID

7227502245

Owner: LISETTE M TROMBLEY
2616 NE 6THPL
RENTON, WA
425-687-1565

LUA07-056 / BENSON RIDGE PRELIMINARY PLAT**Status: PENDING**

Category: Single Family**LUA07-056 / BENSON RIDGE PRELIMINARY PLAT****Status: PENDING****Submittal Date:** 05/25/2007**Acceptance Date:** 07/09/2007**Associated Land Use Actions** Environmental (SEPA) Review, Preliminary Plat**Address:**3401 BENSON DR S
3451 CEDAR AVE S

Description: The applicant has requested approval of a 9-lot subdivision with one tract and dedication of right-of-way for a public street. Two modifications from City of Renton development standards have been requested. One would allow streets to be built within a reduced width right-of-way (50 feet reduced to 42 feet). The second would allow utilities to cross a steeply sloped area within the plat. The project is within an area zoned Residential 8 (8 dwelling units per net acre of land). The proposed project site is 74,862 square feet (1.72 acres). The proposed density would be 6.1 dwelling units per net acre.

The Preliminary Plat requires a State Environmental Policy Act threshold environmental determination, due to steep slopes on the property, and a public hearing before the City of Renton Hearing Examiner.

Applicant:PELTON STEVE & ALICIA
3020 ISSAQUAH PINE LK RD SE #266
SAMMAMISH, WA
425-765-0320**Tax ID**9485700460
2923059161**Contact:**STEVE & ALICIA PELTON
425-765-0320**Owner:**PELTON STEVE & ALICIA
3020 ISSAQUAH PINE LK RD SE #266
SAMMAMISH, WA
425-765-0320**Planner:**

Elizabeth Higgins

Reviewer:

Arneta Henninger

LUA07-055 / AMANDA SHORT PLAT**Status: APPROVED****Submittal Date:** 05/18/2007**Acceptance Date:** 07/05/2007**Decision Date:** 07/30/2007**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Short Plat**Address:**

105 LYONS AVE NE

Description: The applicant requests Administrative approval for a subdivision of a 68,739 square foot (1.58 acre) parcel into 4 lots suitable for single family residential development in the R-4 zone. The lots would be accessed by a private road, along the south property boundary, intersecting on the east with Lyons Ave NE. There are 9,741 square feet of category 3 wetland and associated buffer along the north portion of the property that would require a native growth protection easement. The project requires environmental review by the Environmental Review Committee and Administrative short plat approval.

Category: Single Family**LUA07-055 / AMANDA SHORT PLAT****Status: APPROVED**

Applicant: WH HUGHES HOMES, INC.
14401 ISSAQUAH HOBART RD
ISSAQUAH, WA
DAVID DAY
425-444-3367

Tax ID

0847100075

Contact: REDDING TOM
BAIMA & HOLMBERG
100 FRONT STREET
ISSAQUAH WA 98027
425-392-0250

Owner: WOFFORD WILLIAM & SANDRA
13323 146TH AV SE
RENTON WA

Planner: Andrea Petzel

Reviewer: Arnetta Henninger

LUA07-051 / CORDELL LAKE SHORT PLAT**Status: APPROVED****Submittal Date:** 05/09/2007**Acceptance Date:** 05/17/2007**Decision Date:** 06/19/2007**Associated Land Use Actions** Administrative Short Plat**Address:**

1606 LAKE AVE S

Description: The applicant is requesting administrative Short Plat approval for the subdivision of a 14,640 square foot lot zoned Residential - 8 (R-8) dwelling units per acre into 2 lots. Proposed Lot 1 is 5,452 square feet and proposed Lot 2 is 7,302 square feet. Access to the new lots would be off of Lake Avenue S via residential driveways.

Applicant: DOLLY CORDELL AKA DELICIA
BY MICHAEL J. CORDELL
PO BOX 121
RENTON, WA
206-713-9684

Tax ID

3340401385

Contact: KNIGHT RON
R & J KNIGHT & ASSOCIATES INC
PO BOX 6
RENTON WA 98057
425-255-1777

Owner: DOLLY CORDELL AKA DELICIA
BY MICHAEL J. CORDELL
PO BOX 121
RENTON, WA
206-713-9684

Category: Single Family**LUA07-051 / CORDELL LAKE SHORT PLAT****Status: APPROVED****Planner:** Jill Ding**Reviewer:** Mike Dotson**LUA07-050 / CORDELL DAVIS SHORT PLAT****Status: APPROVED****Submittal Date:** 05/09/2007**Acceptance Date:** 05/17/2007**Decision Date:** 07/31/2007**Associated Land Use Actions** Administrative Short Plat**Address:** 15TH AND DAVIS AVE S

Description: The applicant is requesting administrative Short Plat approval for the subdivision of an existing 14,641 square foot lot zoned Residential - 8 (R-8) dwelling units per acre into 2 lots for the future construction of single family residences. Proposed Lot 1 is 5,445 square feet in area and proposed Lot 2 is 7,312 square feet in area. Access to the proposed lots would be off of Davis Avenue S via residential driveways.

Applicant: DOLLY CORDELL AKA DELECIA
BY MICHAEL J. CORDELL, POA
PO BOX 121
RENTON, WA
206-713-9684

Tax ID

3340401260

Contact: KNIGHT RON
R.J. KNIGHT & ASSOCIATES INC
PO BOX 6
RENTON WA 98057
425-255-1777

Owner: DOLLY CORDELL AKA DELECIA
BY MICHAEL J. CORDELL, POA
PO BOX 121
RENTON, WA
206-713-9684

Planner: Jill Ding**Reviewer:** Mike Dotson**LUA07-047 / STONEHAVEN LOT#33 VARIANCE****Status: COMPLETE****Submittal Date:** 05/03/2007**Acceptance Date:** 05/17/2007**Decision Date:** 06/14/2007**Associated Land Use Actions** Administrative Variance

Address:
4726 BURNETT CT S

Description: The applicant requests a rear yard setback variance to allow for the construction of a 5'x10'

Category: Single Family**LUA07-047 / STONEHAVEN LOT#33 VARIANCE Status: COMPLETE**

attached deck and stairs. The subject property is located in the R8 Zone, where the required rear yard setback is 20'. The rear yard setback would be reduced to 15'. Lot size is 7338 square feet, with 2096 square feet of lot coverage (29%). There are no critical areas onsite.

6/12/07 - Reconsideration received from Wescott Homes

6/14/07 - Reconsideration granted.

Applicant: RESERVE AT STONEHAVEN L L C THE
19515 NORTH CREEK PKWY STE#300
BOTHELL, WA
425-485-1950

Tax ID

7238000330

Contact: CHERYL CARDWELL
19515 NORTH CREEKPKWY STE#300
BOTHELL, WA
425-485-1590

Owner: RESERVE AT STONEHAVEN L L C THE
10519 20TH ST SE STE #1
EVERETT WA
KC Assessor Account NOT FOUND

Planner: Andrea Petzel

Reviewer: Arneta Henninger

LUA07-043 / RENTON PROPERTIES SHORT PLAT Status: APPROVED

Submittal Date: 04/24/2007

Acceptance Date: 05/04/2007

Decision Date: 07/02/2007

Associated Land Use Actions Hearing Examiner Short Plat

Address: 2132 HARRINGTON PL NE
2132 HARRINGTON PL NE

Description: The applicant has requested review and approval of a 6-lot subdivision of approximately 41,995 sf of land. The process requires a public hearing. The property is zoned Residential 8 (8 dwelling units per net acre). The proposed density is 7.14 du/a.

Applicant: NG CAMIE
1530 33RD AVE S
SEATTLE, WA
206-334-8773

Tax ID

0423059210

0423059134

Contact: HOOPER DAMIEN
BARGHAUSEN CONSULTING ENGINEERS
18215 72ND AVE S
KENT WA 98032
425-251-6222

Category: Single Family**LUA07-043 / RENTON PROPERTIES SHORT PLAT****Status: APPROVED**

Owner: NG CAMIE & NGUYEN THACH
 1530 33RD AVE S
 SEATTLE, WA
 206-344-8773

Planner: Elizabeth Higgins

Reviewer: Illian Jan

LUA07-042 / BREWIS SHORT PLAT**Status: APPROVED**

Submittal Date: 04/20/2007

Acceptance Date: 05/03/2007

Decision Date: 05/23/2007

Associated Land Use Actions Administrative Short Plat

Address:

3927 MEADOW AVE N

Description: 2-Lot Short Plat in R-8 zone. Existing house to be demolished. No critical areas.

The applicant is proposing to subdivide an existing 12,600 square foot lot zoned Residential - 8 (R-8) dwelling units per acre into two lots for the future construction of single family residences. An existing residence is proposed to be removed. Proposed Lot 1 area would be 5,376 and proposed Lot 2 area would be 5,184 square feet. Access to the proposed lots would be off of Meadow Avenue NE.

Applicant: BREWIS DAN
 CEDARBROOK HOMES LLC
 4855 LAKEHURST LANE S
 BELLEVUE, WA
 425-766-3091

Tax ID

3342700533

Owner: MATHEWS MATT A+JENIFER L
 3927 MEADOW AV N
 RENTON WA

Planner: Jill Ding

Reviewer: Jan Illian

LUA07-041 / BECLAN PLACE PRELIM PLAT**Status: PENDING**

Submittal Date: 04/16/2007

Acceptance Date: 06/12/2007

Associated Land Use Actions Environmental (SEPA) Review, Preliminary Plat

Address: NW CORNER OF JERICO AVE NE & NE 2ND ST
 255 JERICO AVE NE
 219 JERICO AVE NE

Category: Single Family**LUA07-041 / BECLAN PLACE PRELIM PLAT****Status: PENDING**

Description: The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 308,616 square foot parcel into 31 lots for the future construction of single family residences. An existing residence is proposed to remain on Lot 21. The project site is located within the Residential - 4 (R-4) dwelling units per acre zoning designation. The proposed lots would range in size from 7,201 square feet in area to 13,390 square feet. Access to the lots would be provided via a new internal through street connecting Jericho Avenue NE to Hoquiam Avenue NE. A Category 2 wetland is located on the northwest corner of the project site.

Applicant: AMBERWOOD LLC
19129 SE 145TH ST
RENTON, WA
STEVE BECK

Contact: BRANT A. SCHWEIKL
SCHWEIKL & ASSOCIATES, PLLC
705 S 9TH STREET STE# 303
TACOMA, WA 98405
253-272-4451

Owner: LANDON CRAIG + CATHERINE
10520 169TH AVE SE
RENTON, WA
425-271-0611

Owner: MOSIER LAUREN W+LILA R
13025 144TH AV SE
RENTON WA

Owner: SNEED KERWIN W+HEATHER A
13015 144TH AV SE
RENTON WA
425-227-6333

Planner: Jill Ding

Reviewer: Mike Dotson

Tax ID

1523059090
1523059064
1523059065
1523059116

LUA07-040 / MONTEREY PLACE II FINAL PLAT**Status: PENDING****Submittal Date:** 04/09/2007**Associated Land Use Actions** Final Plat**Address:**

2008 NE 16TH ST

Description: 2-LOT FINAL PLAT (OF PREVIOUSLY SHORT PLATTED LOT)

Category: Single Family**LUA07-040 / MONTEREY PLACE II FINAL PLAT****Status: PENDING**

Applicant: MONTEREY PLACE LLC
 SUITE 150
 13427 NE 20TH STREET
 BELLEVUE
 206-255-3190

Tax ID

3343901845

Owner: MONTEREY PLACE LLC
 3113 FAIRWEATHER PL
 BELLEVUE WA
 206-255-3190

Planner: Jan Illian

Reviewer: Jill Ding

LUA07-039 / LAKE WASHINGTON VIEW ESTATES**Status: PENDING**

Submittal Date: 04/03/2007

Acceptance Date: 04/10/2007

Associated Land Use Actions Environmental (SEPA) Review, Preliminary Plat, Shoreline Management

Address:

4200 LAKE WASHINGTON BLVD N

Description: 13-LOT PRELIMINARY PLAT WITH WETLANDS, STREAM AND STEEP SLOPES

The applicant is requesting Preliminary Plat approval, Environmental (SEPA) Review, and a Shoreline Substantial Development Permit for the subdivision of a 241,053 square foot (5.53 acre) parcel located within the Residential - 8 (R-8) dwelling unit per acre zone, into 13 lots. The proposed lots are intended for the future construction of single family residences. The proposed lots would range in size from 5,197 square feet to 15,173 square feet. May Creek, a shoreline of the state, 3 wetlands, and steep slopes are located on the project site. Access to proposed lots 1-12 would be provided via a new street off of Lake Washington Blvd N, which terminates in a cul-de-sac turnaround and access to lot 13 would be provided via a driveway off of Meadow Avenue N.

Applicant: VOLAREHIGH LAND DEVELOPMENT INC
 PO BOX 58877
 RENTON, WA
 206-719-8808

Tax ID

3224059081

Owner: FAWCETT CLARISSA & PARTNERSHIP
 PO BOX 402
 FALL CITY, WA
 425-466-5229

Planner: Jill Ding

Reviewer: Mike Dotson

Category: Single Family**LUA07-032 / ROSEWOOD HIGHLANDS PREL PLAT****Status: PENDING****Submittal Date:** 03/16/2007**Acceptance Date:** 03/27/2007**Associated Land Use Actions** Environmental (SEPA) Review, Preliminary Plat, Hearing Examiner Variance,**Address:**

224 UNION AVE NE
 236 UNION AVE NE
 242 UNION AVE NE
 246 UNION AVE NE

Description: The applicant has requested an environmental determination and approval of a 27-lot, 6 tract subdivision (Preliminary Plat) of 4.39 acres of land located on the east side of Union Avenue NE at NE 2nd Place. The property is zoned Residential-10 (R-10) (10 dwelling units per net acre). A wetland may be present on the property.

Applicant: GLADCO DEVELOPMENT LLC
 PO BOX 1830
 RENTON, WA
 425-235-6300

Tax ID

5182100079
 5182100068
 5182100069
 5182100073
 5182100081
 5182100085

Contact: CYR MATT
 ESM
 33915 1ST WAY S #200
 FEDERAL WAY WA 98003
 253-838-6113

Owner: WOODALL ROSE
 248 UNION AV NE
 RENTON WA

Planner: Elizabeth Higgins

Reviewer: Arneta Henninger

LUA07-027 / PHUNG PRELIMINARY PLAT**Status: APPROVED****Submittal Date:** 03/06/2007**Acceptance Date:** 03/15/2007**Decision Date:** 07/16/2007**Associated Land Use Actions** Environmental (SEPA) Review, Preliminary Plat**Address:**

2604 LYNNWOOD AVE NE

Description: The applicant requests an Preliminary Plat and Environmental Review for a two-lot subdivision at 2604 Lynnwood Ave., NE (Lot 45, Honey Creek Ridge Div. 3). The applicant proposes to subdivide the 0.49-acre (21,506 sq. ft.) lot into two parcels of 10,761 and 10,745 square feet, for the future development of two single-family homes. The parcel is located in the R-8 zone, and the proposed project density is 4.88 du/ac. Both lots would be accessed off of Lynnwood Avenue NE.

Due to the presence of 3,768 sq. ft. of protected slopes that are approximately 40%, the project is subject to Environmental Review. The average slope across the site exceeds 20%, therefore the project will be reviewed as a Hillside Subdivision and is subject to the

Category: Single Family**LUA07-027 / PHUNG PRELIMINARY PLAT****Status: APPROVED**

Preliminary Plat process (review by the Hearing Examiner and approval by City Council). The site is primarily vegetated with shrubs, deciduous trees and several large conifers. Most of the existing vegetation would be removed to construct the residences; some of the existing trees may be able to be retained.

6/12/07 - Reconsideration received

6/18/07 - HEX changed finding 12. New appeal period date ends 7/2/07.

Applicant: BAIMA & HOLMBERG, INC
100 FRONT ST S
ISSAQUAH
DAVE CASEY

Tax ID

3449820450

Contact: CASEY DAVE
BAIMA & HOLMBERG, INC
100 FRONT ST S
ISSAQUAH WA 98027
425-392-0250

Owner: PHUNG KIET+ROSE ONG
4816 LAKE PL S
RENTON WA

Planner: Andrea Petzel

Reviewer: Arneta Henninger

LUA07-025 / JONES SIDE YARD SETBACK VARIAN**Status: DENIED**

Submittal Date: 03/05/2007

Acceptance Date: 03/13/2007

Decision Date: 04/09/2007

Associated Land Use Actions Appeal, Administrative Variance

Address:

1721 NE 18TH PL

Description: Application for a side yard setback variance at 1721 NE 18th Place, (Lot 4 of the Jones Avenue Short Plat). A setback variance would allow the lot to have a side yard setback area reduced to approximately 4 feet 9 inches. The parcel is located in the R-8 zone, and the standard side yard setback is 5 feet. Lot size is 5,999 square feet, and lot coverage totals 2,013 square feet or 34%. A stop work order for construction is currently in place for this lot.

4/12/07 - Appeal received from American Classic Homes - appealing City's decision to deny the variance request.

6/26/07 - Appeal heard by the Hearing Examiner - HEX upheld City's decision to deny the variance request - appeal denied.

Category: Single Family**LUA07-025 / JONES SIDE YARD SETBACK VARIAN****Status: DENIED**

Applicant: AMERICAN CLASSIC HOMES
PO BOX 1830
RENTON, WA
206-226-7252

Tax ID

3343903526

Owner: AMERICAN CLASSIC HOMES
PO BOX 1830
RENTON, WA
206-226-7252

Planner: Andrea Petzel

Reviewer: Kayren Kittrick

LUA07-022 / WINDSTONE IV LOT 7 VARIANCE**Status: APPROVED**

Submittal Date: 02/23/2007

Acceptance Date: 03/13/2007

Decision Date: 03/29/2007

Associated Land Use Actions Administrative Variance

Address: 5300 NE 16TH ST

Description: FRONT YARD SETBACK VARIANCE FOR WINDSTONE IV, LOT 7.

The applicant is requesting an Administrative Variance from the front yard setback requirements to retain an existing residence on proposed Lot 7 of an 8 lot short plat. The project site is vested to the Residential - 5 (R-5) dwelling unit per acre zoning designation. The required front yard setback in the R-5 zone is 20 feet, the existing residence is proposed to be located 18.6 feet from the front property line along the extension of NE 16th Street.

Applicant: KBS III, LLC
12320 NE 8TH ST, STE 100
BELLEVUE, WA
CURTIS SCHUSTER
(206)623-7000

Tax ID

0323059270

Contact: CURTIS SCHUSTER
KBS III, LLC
12320 NE 8TH ST, STE 100
BELLEVUE WA 98005
206-623-7000

Owner: KBS III LLC
5300 NE 16TH ST
BELLEVUE WA

Planner: Jill Ding

Reviewer: Kayren Kittrick

Category: Single Family**LUA07-016 / HIGHLANDS PARK FINAL PLAT****Status: PENDING****Submittal Date:** 02/06/2007**Associated Land Use Actions** Final Plat**Address:** 13501 156TH AVE SE**Description:** 73 LOT FINAL PLAT

Applicant: BURNSTEAD CONSTRUCTION CO.
1215 120TH AVE NE
BELLEVUE, WA
(425) 454-1900 x233

Contact: SCHREI STEPHEN J.
CORE DESIGN INC
14711 NE 29TH PLACE, SUITE 101
BELLEVUE, WA
425-885-7877

Owner: COLONY HOMES INC
1215 120TH AV NE #201
BELLEVUE WA

Planner: Mike Dotson**Reviewer:** Elizabeth Higgins**Tax ID**

1423059118

1423059047

1423059083

1423059110

LUA07-015 / HOUVENER SHORT PLAT**Status: APPROVED****Submittal Date:** 02/06/2007**Acceptance Date:** 02/14/2007**Decision Date:** 03/16/2007**Associated Land Use Actions** Administrative Short Plat**Address:** 1719 MORRIS AVE S

Description: That applicant is requesting Administrative Short Plat approval for the subdivision of an existing 26,968 square foot zoned Residential - 8 (R-8) dwelling units per acre into 4 lots. An existing residence is proposed to remain on Lot 2. The proposed lots would range in size from 5,085 square feet to 7,903 square feet. Access to the proposed lots would be provided via single family driveways onto Morris Avenue S. No critical areas have been identified on the project site.

Applicant: HOUVENER PAUL R+GALE
PO BOX 13155
BOTHELL WA

Contact: ANDY MCANDREWS
LAND PLANNING NORTHWEST
100 2ND AVE S STE 170
EDMONDS WA 98020

Tax ID

7222000339

Category: Single Family**LUA07-015 / HOUVENER SHORT PLAT****Status: APPROVED**

Owner: HOUVENER PAUL R+GALE
PO BOX 13155
BOTHELL WA

Planner: Jill Ding

Reviewer: Mike Dotson

LUA07-014 / CASSIDY COVE PRELIMINARY PLAT**Status: APPROVED**

Submittal Date: 02/05/2007

Acceptance Date: 02/14/2007

Decision Date: 07/02/2007

Associated Land Use Actions Environmental (SEPA) Review, Preliminary Plat, Hearing Examiner Site Plan

Address:

155 MONROE AVE NE

Description: A land use master application has been submitted to subdivide, by the Preliminary Plat process, a 68-acre site into 2 lots. One lot would consist of 8 acres and the other 60 acres following subdivision. An environmental review, Hearing Examiner Site Plan Review, and public hearing would be required. The property is located within the Light Industrial Zone within an Employment Area - Industrial Comprehensive Plan designation.

Applicant: JON CASSIDY
KING COUNTY
155 MONROE AVE NE
RENTON WA 98056
206-296-8100

Tax ID

1623059003

Contact: CASSIDY JON
KING COUNTY
155 MONROE AVE NE
RENTON WA 98056
206-296-8100

Owner: KING COUNTY
500 FOURTH
SEATTLE WA
500A K C ADMIN BLDG

Planner: Elizabeth Higgins

Reviewer: Arneta Henninger

LUA07-013 / HANSEN SETBACK VARIANCE**Status: APPROVED**

Category: Single Family**LUA07-013 / HANSEN SETBACK VARIANCE****Status: APPROVED****Submittal Date:** 03/23/2007**Acceptance Date:** 03/30/2007**Decision Date:** 04/17/2007**Associated Land Use Actions** Administrative Variance**Address:**

4005 PARK AVE N

Description: VARIANCE FOR GARAGE ADDITION WITHIN 13' OF FRONT PROPERTY LINE INSTEAD OF 15/20' AS REQUIRED BY THE R8 ZONE.

The applicant is requesting approval of an Administrative Setback Variance for the addition of 404 square feet to the west end of an existing garage within the 15-foot side yard along a street setback as required in the R-8 zone. The south corner of the proposed addition would protrude 2 feet into the 15-foot side yard along a street setback. The proposed addition area is divided into two parts, one is a 168 square foot fully enclosed addition to the garage and the other is a 236 square foot roof over an existing fenced and paved storage area.

Owner: HANSEN JOHN & PETRA
4005 PARK AVE N
RENTON, WA
425-430-1498

Tax ID

3224059045

Planner: Jill Ding**Reviewer:** Kayren Kittrick**LUA07-012 / BROOKEFIELD NORTH PREL PLAT****Status: APPROVED****Submittal Date:** 01/26/2007**Acceptance Date:** 02/09/2007**Decision Date:** 06/11/2007**Associated Land Use Actions** Environmental (SEPA) Review, Preliminary Plat**Address:**1154 HOQUIAM AVE NE
1160 HOQUIAM AVE NE

Description: An application has been accepted for the Brookefield North Preliminary Plat, a 15 lot subdivision of approximately 2.17 acres of land located on Hoquiam Avenue NE (1154 and 1160 Hoquiam Avenue NE). An environmental review and SEPA Determination and Hearing Examiner public meeting will be required. The property has a Residential Single Family Comprehensive Plan designation and is located in the Residential 8 Zone, which allows densities of between 4 and 8 dwelling units per net acre (du/a). The proposed density for the Brookfield North Plat is 7.3 du/a.

Applicant: DALE HUFFMAN
CAMBRIDGE INVESTMENTS LLC
1800 NE 44TH ST #200
RENTON WA 98056
425-271-2225

Tax ID

1023059399

1023059218

Category: Single Family**LUA07-012 / BROOKEFIELD NORTH PREL PLAT****Status: APPROVED**

Contact: OFFE DARRELL
OFFE ENGINEERS, PLLC
13932 SE 159TH PLACE
RENTON, WA 98058
425-260-3412
darrell.offe@comcast.net

Owner: QUERIN FAMILY TRUST
23410 160TH AVE SE
KENT, WA
253-630-7311

Owner: CAMBRIDGE HOMES INC
1800 NE 44TH ST #200
RENTON, WA
425-271-2225

Planner: Elizabeth Higgins

Reviewer: Arneta Henninger

LUA07-011 / GARDEN OF EDEN LLA**Status: PENDING**

Submittal Date: 01/26/2007

Acceptance Date: 02/07/2007

Associated Land Use Actions Lot Line Adjustment

Address:

2820 LAKE WASHINGTON BLVD N

Description: Lot line adjustment to create three buildable lots in the R8 zone. Access to all three lots is via a proposed 26' access easement. The existing house will be demolished and three new homes built. Slopes exist onsite but have less than 10" vertical height so do not qualify as critical areas. Lot line adjustment to improve width so lots are subdividable. There are steep slopes in the rear, but geotech says they are less than 10' vertical height.

Precursor to short platting.

Received notice on 9/11/2007 that the applicant wishes to keep the file open.

Applicant: LUMMI GROUP, LLC
SUE JOHNSON
2820 LAKE WASHINGTON BLVD N.
RENTON

Tax ID

3342100565

Contact: CHS ENGINEERS, LLC
LARRY MCANDREWS, PE
12507 BEL-RED ROAD SUITE 101
BELLEVUE
425-637-3696
larrym@chsengineers.com

Category: Single Family**LUA07-011 / GARDEN OF EDEN LLA****Status: PENDING**

Owner: MC WILLIAMS DONALD E
2820 LK WASHINGTON BL N
RENTON WA

Planner: Andrea Petzel

Reviewer: Mike Dotson

LUA07-010 / CHEN SHORT PLAT**Status: APPROVED**

Submittal Date: 01/24/2007

Acceptance Date: 02/09/2007

Decision Date: 03/20/2007

Associated Land Use Actions Administrative Short Plat

Address:

762 MONROE AVE NE

Description: Applicant proposes to subdivide a 0.46 acre parcel into three lots for the development of three new single family homes. The existing house would be demolished. The site is zoned Residential-8 (R-8) du/ac. Access is via a proposed 20'x140' private access easement. No critical areas exist onsite. Thirteen significant trees were cut down prior to applying for the short plat process.

Applicant: CHEN RUBEN
3133 NE 19TH PL
RENTON

Tax ID

8011100010

Contact: MOHAMMAD JALALYAR
MRK ENGINEERING
14218 SE 10TH STREET
BELLEVUE WA
206-799-1379

Owner: CHEN RUBEN C+LAM TRANG N
3133 NE 19TH PL
RENTON WA

Planner: Andrea Petzel

Reviewer: Mike Dotson

LUA07-009 / LANGLEY MEADOWS LOT LINE ADJ**Status: RECORDED**

Submittal Date: 01/23/2007

Acceptance Date: 02/06/2007

Decision Date: 05/11/2007

Associated Land Use Actions Lot Line Adjustment

Address:

664 HOQUIAM AVE NE
650 HOQUIAM AVE NE

Category: Single Family**LUA07-009 / LANGLEY MEADOWS LOT LINE ADJ****Status: RECORDED**

Description: Lot Line Adjustment between two residential properties 664 Hoquiam and 650 Hoquiam. Square footage for proposed Lot 1 is 121,079 sq. ft. and for proposed lot 2 43,328 sq. ft. Both parcels are in the R-8 zone and are currently part of the Langley Meadows Preliminary Plat LUA 06-087. Both lots will remain with singl-family homes on each lot until a later date when development starts for the plat.

Applicant: LANGLEY DEVELOPMENT GROUP
6450 SOUTHCENTER BLVD
SUITE 106
SEATTLE

Tax ID

1023059371

1023059179

Contact: FOSTER THOMAS
LANGLEY DEVELOPMENT GROUP, INC.
6450 SOUTHCENTER BLVD #106
SEATTLE, WA
206-244-0122

Owner: WATERS THOMAS M
12220 142ND AV SE
RENTON WA

Owner: ZERBY MR AND MRS
12208 142ND AV SE
RENTON WA

Planner: Jill Ding

Reviewer: Arneta Henninger

LUA07-007 / GARY LONG SHORT PLAT**Status: APPROVED**

Submittal Date: 01/17/2007

Acceptance Date: 01/31/2007

Decision Date: 03/01/2007

Associated Land Use Actions Administrative Short Plat

Address: 1501 JONES AVE NE

Description: The applicant is requesting Administrative Short Plat approval for the subdivision of an existing 11,783 square foot lot located within the Residential - 8 (R-8) dwelling unit per acre zoning designation into 2 lots. An existing residence would be retained on Lot 1. Proposed Lot 1 would be 6,269 square feet in area and proposed Lot 2 would be 5,514 square feet in area. Access to the proposed lots would be provided via residential driveways onto Jones Avenue NE.

Applicant: LONG GARY
1070 CHELAN AVE NE
RENTON, WA
425-226-8076

Tax ID

3344500052

Contact: LONG GARY
425-226-8076

Category: Single Family**LUA07-007 / GARY LONG SHORT PLAT****Status: APPROVED**

Owner: LONG GARY
1070 CHELAN AVE NE
RENTON, WA
425-226-8076

Planner: Jill Ding

Reviewer: Jan Illian

LUA07-006 / MAPLETON DRIVEWAY VARIANCE**Status: ON HOLD**

Submittal Date: 01/10/2007

Acceptance Date: 02/07/2007

Associated Land Use Actions Administrative Variance

Address: 652 BLAINE CT NE

Description: Driveway variance - too steep.

The applicant is requesting Administrative Variance approval for driveways with slopes in excess of 15 percent. A shared driveway serving Lots 6 and 7 of the Mapleton Subdivision has been constructed with a slope of 18 percent and a private driveway serving Lot 6 has a maximum slope of 21 percent. The project site was elevated during the construction of the single family residences, resulting in driveways with grades that exceed the maximum grade permitted of 15 percent. The project site is located within the Residential - 8 (R-8) dwelling unit per acre zoning designation.

Applicant: DENALI PROPERTIES LLC
PO BOX 1845
BELLEVUE, WA
LUDWIGSEN, RICHARD D
425-462-8000

Tax ID

0823059225

Owner: DENALI PROPERTIES LLC
PO BOX 1845
BELLEVUE WA

Planner: Jill Ding

LUA07-005 / KNIGHT SHORT PLAT**Status: APPROVED**

Submittal Date: 01/09/2007

Acceptance Date: 01/19/2007

Decision Date: 02/05/2007

Associated Land Use Actions Administrative Short Plat

Address: 1615 DAVIS AVE S

Description: 2-LOT SHORT PLAT RETAINING EXISTING HOUSE

Category: Single Family**LUA07-005 / KNIGHT SHORT PLAT****Status: APPROVED**

The applicant is requesting Administrative Short Plat approval for the subdivision of an existing 14,641 square foot (0.34 acre) lot zoned Residential - 8 (R-8) dwelling units per acre into 2 lots. An existing residence would be retained on Lot 1. Proposed Lot 1 would be 5,636 square feet in area and proposed Lot 2 would be 6,724 square feet in area. Access to the proposed lots would be off of Davis Avenue S via residential driveways.

Contact: RONALD & JANICE KNIGHT
425-255-1777

Tax ID

3340401275

Owner: KNIGHT RONALD R & JANICE A
PO BOX 6
RENTON WA
425-255-1777

Planner: Jill Ding

Reviewer: Mike Dotson

LUA07-002 / SHY CREEK FINAL PLAT**Status: RECORDED**

Submittal Date: 01/04/2007

Acceptance Date: 01/30/2007

Decision Date: 06/04/2007

Associated Land Use Actions Final Plat

Address:

129 JERICHO AVE SE
225 JERICHO AVE SE

Description: 61-LOT FINAL PLAT WITH CREEK

Owner: CONNER HOMES CO
846 108TH AVE NE
BELLEVUE, WA
425-646-4438

Tax ID

0847100108

0847100107

0847100115

0847100140

Planner: Mike Dotson

Reviewer: Jill Ding

LUA07-001 / ADAMS SHORT PLAT**Status: APPROVED**

Submittal Date: 01/02/2007

Acceptance Date: 02/19/2007

Decision Date: 03/20/2007

Associated Land Use Actions Administrative Short Plat

Address:

566 WINDSOR PL NE

Description: Proposal is to subdivide the 15482 (.36 acre) lot into two lots for future development of an additional single-family residence. Lot 1 will be 7369 sq. ft and Lot 2 will be 8113 sq. ft. The

Category: Single Family**LUA07-001 / ADAMS SHORT PLAT****Status: APPROVED**

existing 1350 sq. ft. house will be retained on Lot 1. The proposed new lot will be accessed from Edmonds Ave, NE. The existing slope has less than a 15 ft. vertical rise and therefore not considered to be a critical area.

Applicant: ADAMS, CLINT J
400 CEDAR AVENUE SOUTH
RENTON

Tax ID

9476200565

Contact: CHS ENGINEERS
12507 BEL-RED ROAD
SUITE 101
ATTN: LARRY MCANDREWS
BELLEVUE
425-637-3696
larrym@chsengineers.com

Owner: REILLY MATTHEW E
566 WINDSOR PL NE
RENTON WA

Planner: Andrea Petzel

Reviewer: Arneta Henninger